



TOWN OF WESTFORD ZONING BOARD OF APPEALS

55 Main Street
Westford, Massachusetts 01886
TEL (978) 692-5524 FAX (978) 399-2732

Meeting Agenda & Posting

Wednesday, December 15, 2010
7:00 p.m.

All Purpose Room, Millennium School, Depot Street

7:00 p.m. ZBA Open Forum/Announcements

7:04 p.m. Introduction of Stephen Wallace, hired as new Planner

7:05 p.m. Acceptance of Minutes

- September 29, 2010
- October 20, 2010

7:10 p.m. Public Hearings

A. **Lot 5 Heritage Way (Fielding Estates) – Variance**
To allow for a structure within the required front yard setback.

7:15 p.m. B. **30 Fir Road – Special Permit & Variance**
To allow for the increase of an existing non-conforming structure by extension and the creation of a new nonconformity

7:20 p.m. C. **22 Griffin Road – Use Variance & Variance(s)**
To allow for a prohibited use (WCF) within the RA zoning district, to vary the height requirement, to allow for more than one structure per lot, and to allow for a WCF with Tower within 900 feet of an existing dwelling.

**Applicant requested
continuance until
January 19, 2011.
Public Hearing to be
continued without
discussion.**

Continued from October 21, 2009
November 18, 2009
December 16, 2009
January 20, 2010
February 17, 2010
March 17, 2010
April 21, 2010
May 19, 2010
July 21, 2010
August 18, 2010
September 15, 2010
September 29, 2010
November 03, 2010
November 17, 2010

D. **38 Lawson Road - Correction of Clerical Error**

9:00 p.m. E. **3 Connell Drive – Administrative Appeal**
To Appeal Building Commissioners issuance of a building permit for 48 Main Street
Continued from November 17, 2010
December 1, 2010 (meeting cancelled)

General Business

Request for Bond Reduction - Southgate Comprehensive Permit

Discussion - Zoning Board of Appeals 2010 Annual Report

Discussion - Wireless Communications Facilities (WCF) initiative update

Review of Correspondence